

waterfront wonder

Danmark Development and YRA Design Inc. join forces to build a highly customized, family-friendly estate on the banks of the Indian River

PHOTOGRAPHY BY RON ROSENZWEIG



BY LINDSAY LAMBERT DAY

When an empty waterfront lot they'd long been eyeing finally became available, a well-traveled Tequesta couple jumped at the chance to build on it. Their plan? To construct an estate their whole family could enjoy and a showplace for prized possessions they'd acquired around the world. Although the lot came with tricky terrain and limited space, Dennis Rainho of YRA Design Inc. and Dan Morrow of Danmark Development—whom the couple tapped to bring the special project to life—were up for the challenge.

Instead of viewing the property's slightly sloped terrain as an obstacle, Rainho and Morrow integrated it into their plans. "The back of the house cascades down to the water, and it was in that spirit that we came up with the design," Rainho says. The duo compensated for the lack of a sprawling back lawn by bringing the pool right up against the rear of the house, which is a blend of



THE POOL ADJOINS THE HOUSE, GRANTING THE ILLUSION OF BEING AT THE WATER'S EDGE. THE LOGGIA (OPPOSITE) IS IDEAL FOR INDOOR-OUTDOOR LIVING.

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CLOCKWISE FROM ABOVE: THE ENTRYWAY FEATURES A CAOBA DOOR; THE MASTER BEDROOM IS AN EXAMPLE OF THE HOME'S CYPRESS WOOD CEILINGS AND WINDOOR SLIDING-GLASS DOORS; DUCHATEAU WOOD FLOORS WERE USED IN THE DINING ROOM AND THROUGHOUT THE HOUSE.

OPPOSITE PAGE, TOP TO BOTTOM: THE ESTATE BOASTS A STUCCO EXTERIOR, CAST-STONE TRIM AND ACCENTS, AND AN ARTEZANOS CLAY BARREL TILE ROOF; THE FOUNTAIN TILES WERE CUSTOM MADE AND HANDPAINTED LOCALLY.



home file

Architect: Dennis Rainho, YRA Design Inc., West Palm Beach (yrainc.com) **Builder:** Dan Morrow, Danmark Development LLC, Palm Beach Gardens (danmarkdevelopment.com) **Wine Storage:** U.S. Cellular Systems (winecellarrefrigerationsystems.com) **LED Lighting and Window Shades:** Lutron (lutron.com)

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Tuscan, Moorish, and contemporary Florida style. The juxtaposition of house and pool, combined with floor-to-ceiling Jeld-Wen windows in the ground-floor great room and master suite, give occupants a feeling of being at the water's edge, Rainho explains.

From the pool deck, three steps lead to an ipe wood landing, from which three more descend along a strip of emerald lawn. A wooden walkway unfurls from the bottom step, leading to the beach below.

When it came to addressing the lot's relatively limited space, Rainho and Morrow pulled out all the stops, especially with regard to the couple's garage. When a requested three-car garage couldn't be worked into the plans, Morrow and Rainho employed an ambitious—and ingenious—plan B. "We couldn't get a three-car garage in, but we put a single-post car lift in," Morrow says. Thanks to the lift, the garage now fits three cars, and a separate hardcover lift allows the couple to remove and replace the



waterfront WONDER

hard top on their Jeep with ease. To further ensure not a single square inch was wasted, Rainho and Morrow turned would-be dead areas into storage nooks. "We used the volume space in the ceilings for additional storage and racks that lift up into the ceiling, and we put in bike lifts," Morrow says. "Basically," he adds with a chuckle, "there's nothing on the floor in the garage."

Space issues played a part in the designing and building of the main house as well—in particular, the couple's request for a summer kitchen, Morrow explains. "We didn't really have the space for a summer kitchen, so we sort of merged the kitchen with the loggia dining area," he says. To create the indoor-outdoor space, Morrow and Rainho morphed their original plans for a galley kitchen into a U-shaped area. They created a pass-through countertop by installing a panel of sliding-glass windows at counter level that stretch 16 feet wide and 7 feet high. "When those windows are opened up, it's like sitting at a kitchen island and being served from the opposite side of the island," Rainho says. "It just so happens that you're standing inside in the kitchen and your guests are seated outside."

The windows add not only an element of clever practicality to the home but also, simply, pleasure. "You can open the kitchen and dining area to the outside loggia and just let the air flow through the house and enjoy the waterway and the breezes," Morrow says.

In addition to tackling matters of square footage and tricky topography, Morrow and Rainho were also tasked with creating a space in which the owners could not only enjoy the furnishings they'd collected overseas, but also indulge their love of wine, developed during time spent in Spain and Portugal. The result is a 400-bottle wine room with water views, which Morrow says came dead last in the installation process because of its level of customization and a number of design revisions to get the room just right. Persistence paid off, according to Morrow, who enjoys an occasional glass of wine with his clients in that space. "We always joke that it's like the Alan Jackson song 'It's Always 5 O'Clock Somewhere,' he says. "When it's 5 o'clock, you can pretty much count on them sitting down on the back loggia and having a glass of wine."

Thanks in no small part to Morrow and Rainho, these happy homeowners have plenty to toast to. ❖

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PHILLIPS HADCO EXTERIOR LIGHTING ILLUMINATES THE IPE WOOD DECK, WHICH HAS A PENOFIN FINISH. ON THE LEFT SIDE OF THE PATIO, AN ELDORADO STONE FIRE BOWL GLOWS AND WARMS.

